

Posted 5/20/09
see T.C. for
info.

**NOTICE OF CERTAIN
PLANNING & ZONING MATTERS
IN NEIGHBORING MUNICIPALITIES**

RECEIVED
VERNON TOWN CLERK
09 MAY 20 AM 9:48

DATE: 5/19/09

TO: Town Clerks of Vernon
14 Park Place
Vernon, CT 06066

FROM: ☒ Planning and/or Zoning Commission ☐ Zoning Board of Appeals ☐ Inland Wetlands Commission

Town of Tolland

Pursuant to P.A. 87-307 which requires Zoning, Planning and Inland Wetlands Commissions and Zoning Board of Appeals to notify the clerk of any adjoining municipality of the pendency of any application, petition, request or plan concerning any project on any site in which:

1. Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
2. A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
3. A significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
4. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location See (2) attachments

Scheduled Hearing date June 22, 2009 Time 7:00 p.m. Place Hicks Memorial Municipal Center
21 Tolland Green
Tolland, CT 06084

Linda Farmer, Director of Planning + Community Development
(cm) Name and Title
Address 21 Tolland Green
Tolland, CT 06084

Proposed Revisions to the Zoning Regulations

Article XX Zoning Board of Appeals

Section 170-141. General Rules.

Public Hearing – Monday, June 22, 2009

Text to be eliminated is ~~struck out~~, text to be added is **bolded**

- A. Appeals. All appeals to the ZBA from an order, requirement, decision or determination of the Zoning Enforcement Officer shall be taken within such time as is prescribed by a rule adopted by the ZBA. Such appeals shall be made in writing on a form prescribed by the ZBA. ~~and shall be accompanied by a filing fee to cover the cost of processing the appeal.~~
- B. Application. All applications for variances shall be submitted in writing in a form prescribed by the ZBA , **and shall be accompanied by a filing fee as specified in the Fee Ordinance (Chapter A173-5 of the Town Code).** The ZBA may deny an application for incomplete or incorrect information having been submitted.
- D. Public hearing. The ZBA shall hold a public hearing on all appeals and applications for variances, make a decision and give notice of its decision in accordance with the provisions of the General Statutes. **The applicant or appellant shall mail notice of the public hearing, by Certificate of Mailing, to the owners of property within 100 feet of the subject property not less than 10 days prior to the date of the hearing. The applicant and appellant shall also post sign(s), provided by the Planning Office, in a location legible from the road, not less then 10 days prior to the date of the public hearing**
- I. Any variance granted by the ZBA which is not recorded within one (1) year from its effective ~~date shall be null and void.~~ **the date of the required notice, shall be null and void**

Proposed Revisions to the Zoning Regulations

Section 170-36. Special Permit Uses (RDD)

Public Hearing – Monday, June 22, 2009

Text to be added is **bolded**

Combine L & M and re-number all after

- L. Veterinary hospitals for the treatment and care of animals. Veterinary hospitals shall be located on a lot at least two (2) acres; five (5) acres if animals will be placed in outside enclosures. All buildings used for boarding and outside enclosures shall have a minimum front, side and rear setback of 75 feet. All animal enclosures shall be constructed to attenuate animal noises sufficient to comply with the Town Noise Ordinance (Chapter 103 of the Tolland Code).**
- R. Kennels and commercial kennels provided that they shall be located on a lot of at least five acres. All buildings and enclosures shall have a minimum front, side and rear setback of 75 feet. All animal enclosures shall be constructed to attenuate animal noise. The required acreage and setback may be reduced by the Commission to not less than two acres and not less than the normal setback required for the zone, provided the Facilities are used only for grooming animals and the following conditions are maintained:**
- 1) Animals, other than those owned by a resident of the premises, shall not be kept over night;**
 - 2) All animals, other than those owned by a resident of the premises, shall be kept inside a building constructed to attenuate animal noises to comply with levels allowed by the Town Noise Ordinance.**
 - 3) No more than five animals, not including those owned by a resident of the premises, shall be allowed on the premises at the same time.**